

CITY OF SAN JOSÉ, CALIFORNIA
Department of Planning, Building and Code Enforcement
801 North First Street, Room 400
San José, California 95110-1795

STAFF REPORT

Hearing Date/Agenda Number
10/27/04 Item No. 4.b.

File Number
CP04-083

Application Type
Conditional Use Permit

Council District
6

Planning Area
Central

Assessor's Parcel Number(s)
261-10-095

PROJECT DESCRIPTION

Completed by: Erin Morris

Location: South side of Emory Street approximately 300 feet west of Stockton Avenue (760 Emory Street)

Gross Acreage: 24 (0.4 for conversion)

Net Acreage: 24

Net Density: n/a

Existing Zoning: CP Commercial
Pedestrian

Existing Use: Office

Proposed Zoning: No change

Proposed Use: Private secondary school wrestling facility

GENERAL PLAN

Land Use/Transportation Diagram Designation
Medium Low Density Residential (8 DU/AC)

Project Conformance:
☒ Yes ☐ No
☐ See Analysis and Recommendations

SURROUNDING LAND USES AND ZONING

North: Private secondary school

CP Commercial Pedestrian

East: Private secondary school

LI Light Industrial

South: Duplex

R-2 Two Family Residence District

West: Private secondary school

CP Commercial Pedestrian

ENVIRONMENTAL STATUS

☐ Environmental Impact Report found complete
☐ Negative Declaration circulated on
☐ Negative Declaration adopted on

☒ Exempt
☐ Environmental Review Incomplete

FILE HISTORY


Annexation Title: College Park/ Burbank Sunol

Date: December 8, 1925

PLANNING DEPARTMENT RECOMMENDATIONS AND ACTION

☐ Approval
☒ Approval with Conditions
☐ Denial
☐ Uphold Director's Decision

Date: October 19, 2004

Approved by: 
☒ Action
☐ Recommendation

APPLICANT/OWNER/DEVELOPER

Bellarmino College Preparatory
Attn: Tom Gorndt
960 W. Hedding Street
San Jose, CA 95126

PUBLIC AGENCY COMMENTS RECEIVED

Completed by: ELM

Department of Public Works

See attached memorandum

Other Departments and Agencies

See attached memorandum from the Fire Department

GENERAL CORRESPONDENCE

None received

ANALYSIS AND RECOMMENDATIONS

BACKGROUND

Bellarmino College Preparatory is requesting approval of a Conditional Use Permit to allow expansion of the existing legal non-conforming private secondary school to include a 0.4 gross acre site. The expansion area includes an existing office building proposed for use as a wrestling practice facility.

The school became a legal non-conforming use in February of 2001 when a new Zoning Ordinance was adopted by the City Council requiring a Conditional Use Permit (CUP) for private secondary schools in residential zoning districts. The Zoning Ordinance also requires a CUP for the expansion and enlargement of a legal non-conforming use that would otherwise require a CUP.

The site proposed for conversion to school use is an existing office building located on the south side of Emory Street. A parking lot for the private school is located to the west, a maintenance facility for the private school use is to the east, a duplex residence is located to the south, and Emory Street and the main private school campus are to the north.

Proposed Improvements

The project includes minor changes to the building façade, a seismic upgrade to the office building and installation of additional lighting and landscaping. Building modifications include window modifications and demolition of most interior walls. A small office, restroom, and dressing room would be added within the existing building footprint.

The project plans propose installation of new landscaping in the front setback, including new trees and shrubs, and installation of new irrigated planting areas within the parking lot to accommodate 13 London Plane trees and assorted shrubs. The proposal also includes removal of an existing chain-link fence from the southern property line and replacement with a new 6 foot 8 inch concrete masonry wall, and installation of new wall-mounted lighting fixtures and one new pole-mounted lighting fixture.

Proposed Use

The applicant has indicated that the wrestling facility would be used exclusively as a practice facility, from September through July for approximately 2 hours per day. No meets would be held in the building. Coaches would use a small office within the building for several hours per day. Wrestling meets would continue to occur at the existing wrestling room located adjacent to the football field on the northern side of the campus.

ENVIRONMENTAL REVIEW

The Director of Planning has determined that the project is exempt from the provisions of the California Environmental Quality Act (CEQA). The project is exempt under Section 15303(A) that pertains to the conversion of small structures from one use to another where only minor modifications are made to the exterior of the structure. The project consists of conversion of an existing 3000 square foot structure to private school use with minimal changes to the exterior of the building.

COMMUNITY OUTREACH

A notice of the public hearing was distributed to the owners and tenants of all properties located within 500 feet of the project site. Approximately 10 residents attended a community meeting for the project held on September 29, 2004. Community members provided generally positive feedback about the project. Staff has been available to discuss the project with interested members of the public. A copy of the staff report for this project has been posted on the City of San José web site to facilitate public review of the proposal.

GENERAL PLAN CONFORMANCE

The proposed project is consistent with the San José 2020 General Plan Land Use/ Transportation Diagram designation of Medium Low Density Residential (8 DU/AC) in that schools can be found to be consistent if compatible with surrounding land uses.

ANALYSIS

The primary issues associated with this project are site improvements and parking.

Site Improvements

The plans include one new pole mounted lighting fixture in the center of the parking area. The Zoning Ordinance requires that light fixture heights adjacent to residential uses not exceed eight (8) feet unless the setback of the fixture from the residential property line is twice the height of the fixture. The proposed pole-mounted fixture is approximately 44 feet from the residential property line; therefore, the fixture height cannot exceed 22 feet. Staff has included a revised plan condition requiring that the height of the fixture, shown on the plans as 24 feet, be reduced to 22 feet or the fixture be relocated such that the setback distance from the residential property is at least 48 feet in conformance with the requirements of the Zoning Code.

Other proposed lighting includes five building-mounted fixtures. All of the proposed lighting fixtures are full cut-off, low-pressure sodium in conformance with the *City Council Policy on Outdoor Lighting*. The proposed landscaping includes numerous trees and shrubs along the perimeter and within the center of the parking area, and landscape enhancements to the front yard area.

The applicant is proposing a new masonry wall along the site's only residential interface to improve compatibility with the adjacent residence to the south. The proposed wall would be 6 feet, 8 inches in height. A row of trees between the wall and the parking area will help further buffer the parking lot from the adjacent residential use.

Parking

The parking requirement for private secondary school uses is based on the number of students and staff associated with the use. According to information provided by the applicant, the school's enrollment is currently 1455 students and there are 168 teachers and employees. Based on the Zoning Ordinance requirement of 1 parking space per teacher/employee and 1 space per five students, the total parking requirement for Bellarmine Preparatory is 459 spaces. With the combination of the existing parking provided on the Bellarmine campus and the additional 24 spaces proposed on the subject site, the total number of parking spaces provided for the private secondary school use is 531 spaces. The plans include an incorrect parking analysis which staff proposes to correct through a revised plan condition.

Conclusion

Staff believes that the site improvements including the new wall, lighting, and landscaping will improve the compatibility of this use with the adjacent residential property.

RECOMMENDATION

Planning staff recommends that the Planning Commission approve the subject Conditional Use Permit and include the following findings and conditions in its Resolution.

The Planning Commission finds that the following are the relevant facts regarding the proposed project:

1. Bellarmine College Preparatory is requesting approval of a Conditional Use Permit to allow expansion of the existing legal non-conforming private secondary school to include a 0.4 gross acre site. The expansion area includes an existing office building proposed for use as a wrestling practice facility.
2. The school became a legal non-conforming use in February of 2001 when a new Zoning Ordinance was adopted by the City Council requiring a Conditional Use Permit (CUP) for private secondary schools in residential zoning districts. The Zoning Ordinance also requires a CUP for the expansion and enlargement of a legal non-conforming use that would otherwise require a CUP.

3. The site proposed for conversion to school use is an existing office building located on the south side of Emory Street.
4. A parking lot for the private school is located to the west, a maintenance facility for the private school use is to the east, a duplex residence is located to the south, and Emory Street and the main private school campus are to the north.
5. The project includes minor changes to the building façade, a seismic upgrade to the office building and installation of additional lighting and landscaping. Building modifications include window modifications and demolition of most interior walls. A small office, restroom, and dressing room would be added within the existing building footprint.
6. The project plans propose installation of new landscaping in the front setback, including new trees and shrubs, and installation of new irrigated planting areas within the parking lot to accommodate 13 London Plane trees and assorted shrubs.
7. The proposal also includes removal of an existing chain-link fence from the southern property line and replacement with a new 6 foot 8 inch concrete masonry wall, and installation of new wall-mounted lighting fixtures and one new pole-mounted lighting fixture.
8. The applicant has indicated that the wrestling facility would be used exclusively as a practice facility, from September through July for approximately 2 hours per day. No meets would be held in the building. Coaches would use a small office within the building for several hours per day. Wrestling meets would continue to occur at the existing wrestling room located adjacent to the football field on the northern side of the campus.
9. The Director of Planning has determined that the project is exempt from the provisions of the California Environmental Quality Act (CEQA). The project is exempt under Section 15303(A) that pertains to the conversion of small structures from one use to another where only minor modifications are made to the exterior of the structure. The project consists of conversion of an existing 3000 square foot structure to private school use with minimal changes to the exterior of the building.
10. The proposed project is consistent with the San José 2020 General Plan Land Use/Transportation Diagram designation of Medium Low Density Residential (8 DU/AC).
11. The plans include one new pole mounted lighting fixture in the center of the parking area. The permit includes a revised plan condition requiring that the height of the fixture, shown on the plans as 24 feet, be reduced to 22 feet or the fixture be relocated such that the setback distance from the residential property is at least 48 feet in conformance with the requirements of the Zoning Code.
12. Other proposed lighting includes five building mounted fixtures. All of the proposed lighting fixtures are full cut-off, low-pressure sodium in conformance with the City Council Policy on Outdoor Lighting.

13. The proposed landscaping includes numerous trees and shrubs along the perimeter and within the center of the parking area, and landscape enhancements to the front yard area.
14. The applicant is proposing a new masonry wall along the site's only residential interface to improve compatibility with the adjacent residence to the south. The proposed wall would be 6 feet, 8 inches in height. A row of trees between the wall and the parking area will help further buffer the parking lot from the adjacent residential use.
15. The parking requirement for private secondary school uses is based on the number of students and staff associated with the use. According to information provided by the applicant, the school's enrollment is currently 1455 students and there are 168 teachers and employees. Based on the Zoning Ordinance requirement of 1 parking space per teacher/employee and 1 space per five students, the total parking requirement for Bellarmine Preparatory is 459 spaces.
16. With the combination of the existing parking provided on the Bellarmine campus and the additional 24 spaces proposed on the subject site, the total number of parking spaces provided for the private secondary school use is 531 spaces. The plans include an incorrect parking analysis would be corrected through a revised plan condition.

The Planning Commission concludes and finds, based on the analysis of the above facts, that:

1. The proposed project is consistent with the adopted San Jose 2020 General Plan Land Use Transportation Diagram.
2. The proposed project, as conditioned, complies with all applicable provisions of the Zoning Ordinance.
3. The proposed project is in compliance with the California Environmental Quality Act.
4. The proposed use is compatible with the surrounding neighborhood.

Finally, based on the above-stated findings and subject to the conditions set forth below, the Planning Commission finds that:

1. The proposed use at the location requested will not:
 - a) Adversely affect the peace, health, safety, morals or welfare of persons residing or working in the surrounding area; or
 - b) Impair the utility or value of property of other persons located in the vicinity of the site; or
 - c) Be detrimental to public health, safety or general welfare; and
2. The proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this title, or as is otherwise required in order to integrate said use with the uses in the surrounding areas; and

3. The proposed site is adequately served:

- a) By highways or streets of sufficient width and improved as necessary to carry the kind and quality of traffic such use would generate; and
- b) By other public or private service facilities as are required.

In accordance with the findings set forth above, a Conditional Use Permit to use the subject property for said purpose specified above and subject to each and all of the conditions hereinafter set forth is hereby granted. This Planning Commission expressly declares that it would not have granted this permit except upon and subject to each and all of said conditions, each and all of which conditions shall run with the land and be binding upon the owner and all subsequent owners of the subject property, and all persons who use the subject property for the use conditionally permitted hereby.

CONDITIONS PRECEDENT

This Conditional Use Permit shall have no force or effect and the subject property shall not be used for the hereby permitted uses unless and until all things required by the below-enumerated precedent conditions shall have been performed or caused to be performed and this Resolution has been recorded with the County Recorder.

1. **Acceptance and Payment of Recording Fees.** The "Acceptance of Permit and Conditions" form shall be **signed, notarized, and returned** to the Department of City Planning within **60 days** from the date of issuance of the resolution granting the permit. *Failure to do so will result in this permit automatically expiring regardless of any other expiration date contained in this permit.* Fees for recording a Certificate of Permit with the Recorder for the County of Santa Clara must be submitted along with the Acceptance Form.
2. **Plan Revisions.** Within 60 days of the issuance of this permit and prior to recordation, the applicant shall revise the project plans to include the item(s) listed below to the satisfaction of the Director of Planning. Failure to provide said revisions within 60 days shall render this permit null and void.
 - a. Revise the parking analysis to accurately reflect the current Zoning Ordinance requirements for private secondary school.
 - b. Reduce the height of the light pole to 22 feet or provide a minimum setback of 48 feet from adjacent residential property in conformance with the Zoning Ordinance.

CONCURRENT CONDITIONS

The subject property shall be maintained and utilized in compliance with the below-enumerated conditions throughout the life of the permit:

1. **Sewage Treatment Demand.** Chapter 15.12 of Title 15 of the San José Municipal Code requires that all land development approvals and applications for such approvals in the City of San José shall provide notice to the applicant for, or recipient of, such approval that no vested right to a Building Permit shall accrue as the result of the granting of such approval when and if the City Manager makes a determination that the cumulative sewage treatment demand of the San José-Santa Clara Water Pollution Control Plant to treat such sewage adequately and within the discharge standards imposed on the City by the State of California Regional Water Control Board

for the San Francisco Bay Region. Substantive conditions designed to decrease sanitary sewage associated with any land use approval may be imposed by the approval authority.

2. **Conformance with Plans.** Construction and development shall conform to approved development plans entitled, "Bellarmine College Preparatory Wrestling Facility," dated August 26, 2004, last revised on October 4, 2004, as revised by Precedent Condition #2, on file with the Department of Planning, Building and Code Enforcement, and to the San José Building Code (San José Municipal Code, Title 24).
3. **Nuisance.** This use shall be operated in a manner which does not create a public or private nuisance. Any such nuisance must be abated immediately upon notice by the City.
4. **Construction Hours.** Construction shall be limited to the hours of 7:00 a.m. to 7:00 p.m. Monday through Friday for any on-site or off-site work within 500 feet of any residential unit.
5. **Landscaping.** Planting and irrigation are to be provided, as indicated, on the final approved plan set. Landscaped areas shall be maintained and watered and all dead plant material is to be removed and replaced by the property owner. Irrigation is to be installed in accordance with Part 4 of Chapter 15.10 of Title 15 of the San Jose Municipal Code, Water Efficient Landscape Standards for New and Rehabilitated Landscaping and the City of San Jose Landscape and Irrigation Guidelines.
6. **Anti-Graffiti.** The applicant shall remove all graffiti from buildings, fences, and wall surfaces within 48 hours of defacement.
7. **Anti Litter.** The site and surrounding area within 100 feet of all property lines shall be maintained free of litter, refuse, and debris.
8. **Lighting.** On-site lighting shall use low-pressure sodium fixtures and be designed, controlled, and maintained so that no light source is visible from outside of the property.
9. **Outdoor Storage.** No outdoor storage is permitted except in areas designated on the approved plan set.
10. **Refuse.** All trash shall be effectively screened from view and covered and maintained in an orderly state to prevent water from entering into the garbage container. Trash areas shall be maintained in a manner to discourage illegal dumping.
11. **Tree Removal.** This permit includes the removal of one ordinance-sized Walnut tree and one non-ordinance size fruit tree. Except for the walnut tree, no tree larger than 56 inches in circumference, at a height of 24 inches above grade, shall be removed without a Tree Removal Permit issued by the Director of Planning.
12. **Building Clearance for Issuing Permits.** Prior to the issuance of a Building Permit, the following requirements must be met to the satisfaction of the Chief Building Official:
 - a. *Construction Plans.* This permit file number, CP 04-083, shall be printed on all construction plans submitted to the Building Division.

13. Minor Improvement Permit: The public improvements conditioned as part of this permit require the execution of a Minor Street Improvement Permit that guarantees the completion of the public improvements to the satisfaction of the Director of Public Works. This permit includes privately engineered plans, insurance, surety deposit, and engineering and inspection fees.

14. Street Improvements.

- a. Applicant shall be responsible to remove and replace curb, gutter, and sidewalk damaged during construction of the proposed project.
- b. Remove and replace broken or uplifted curb, gutter, and sidewalk along project frontage.

15. Electrical.

- a. Installation and/or relocation of electroliers along the project frontage may be required. Provide clearance for electrical equipment from the driveway. The minimum clearance from driveways is 5 feet.
- b. Painting and renumbering of the existing electroliers along the project frontage may be required.

16. Landscape:

- a. Install street trees within the public right-of-way along the entire street frontage per City standards.
- b. The locations of the street trees will be determined at the street improvement stage. Street trees shown on this permit are conceptual only.
- c. Contact the City Arborist at (408) 277-2756 for the designated street tree.

17. Amplified Sound. This permit does not permit nor include any approval for exterior and/or outdoor amplified sound.

18. Compliance Review. A compliance review is required at the discretion of the Director of Planning based on complaints regarding the operation of the facility.

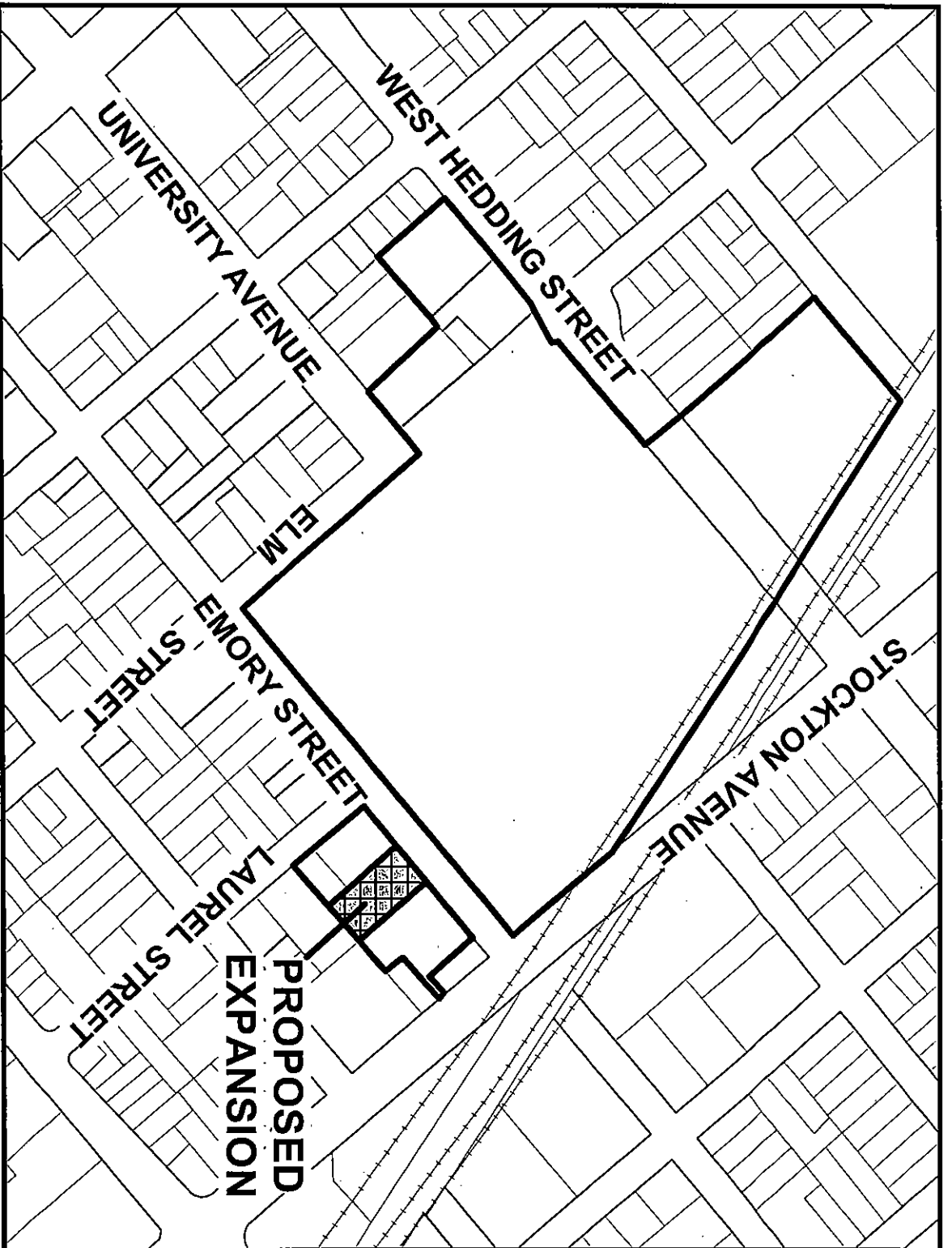
CONDITIONS SUBSEQUENT

1. **Permit Expiration.** This Conditional Use Permit shall automatically expire two years from and after the date of adoption of the Resolution by the Planning Commission, or by the City Council on appeal, granting this Permit, if within such two-year period, the proposed use of this site or the construction of buildings has not commenced, pursuant to and in accordance with the provisions of this Conditional Use Permit. The date of adoption is the date the Resolution granting this Conditional Use Permit is approved by the Planning Commission. The Director of Planning may approve a Permit Adjustment extending the permit for a period of up to two years.

2. **Revocation, Suspension, Modification.** This Conditional Use Permit may be revoked, suspended or modified by the Planning Commission, or by the City Council on appeal, at any time regardless of who is the owner of the subject property or who has the right to possession thereof or who is using the same at such time, whenever, after a noticed hearing in accordance with Part 3, Chapter 20.44, Title 20 of the San José Municipal Code it finds:
- a. A violation of any conditions of the Conditional Use Permit was not abated, corrected or rectified within the time specified on the notice of violation; or
 - b. A violation of any City ordinance or State law was not abated, corrected or rectified within the time specified on the notice of violation; or
 - c. The use as presently conducted creates a nuisance

Attachments

cc: Jeff Berg, The Steinberg Group, 60 Pierce Street, San Jose, CA 95113
Mike Sheehy, Ruth and Going, P.O. Box 26460, San Jose, CA 95159-6460



N

Scale: 1"=310'

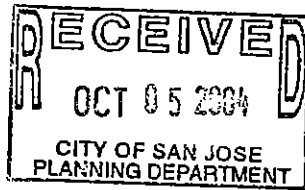


Map Created On:
10/08/2004

File No: CP04-083

District: 06

Quad No: 82



Memorandum

TO: Erin Morris
Planning and Building

FROM: Michael Liw
Public Works

**SUBJECT: FINAL RESPONSE TO
DEVELOPMENT APPLICATION**

DATE: 09/21/04

PLANNING NO.: CP04-083
DESCRIPTION: Conditional Use Permit to allow conversion of existing one-story office building to private school use on a 0.404 acre site
LOCATION: south side of Emory Street 300 feet west of Stockton
P.W. NUMBER: 3-04527

Public Works received the subject project on 08/31/04 and submits the following comments and requirements.

Project Conditions:

1. **Minor Improvement Permit:** The public improvements conditioned as part of this permit require the execution of a Minor Street Improvement Permit that guarantees the completion of the public improvements to the satisfaction of the Director of Public Works. This permit includes privately engineered plans, insurance, surety deposit, and engineering and inspection fees.
2. **Street Improvements:**
 - a) Applicant shall be responsible to remove and replace curb, gutter, and sidewalk damaged during construction of the proposed project.
 - b) Remove and replace broken or uplifted curb, gutter, and sidewalk along project frontage.
3. **Electrical:**
 - a) Installation and/or relocation of electroliers along project frontage may be required. Provide clearance for electrical equipment from the driveway. The minimum clearance from driveways is 5'.
 - b) Painting and renumbering of existing electrolier along the project frontage may be required.
4. **Landscape:**
 - a) Install street trees within the public right-of-way along the entire street frontage per City standards.
 - b) The locations of the street trees will be determined at the street improvement stage.
 - c) Contact the City Arborist at (408) 277-2756 for the designated street tree.

Planning and Building
9/21/04
Subject: CP04-083
Page 2 of 2

Please contact the Project Engineer, Mirabel Aguilar, at (408) 277-5161 if you have any questions.

A handwritten signature in black ink, appearing to be 'ML' with a stylized flourish.

Michael Liw
Senior Engineer
Transportation and Development Services Division

ML:ma:rf
241443208012.DOC

SEP 09 2004

#14
Memorandum

TO: Erin Morris
Planning and Building

FROM: Nadia Naum-Stoian
Fire Prevention Engineer
San Jose Fire Department

SUBJECT: INITIAL RESPONSE TO
DEVELOPMENT APPLICATION

DATE: 09/09/04

Approved


Date n/a

PLANNING NO.: CP04-083
DESCRIPTION: Conditional Use Permit to allow conversion of existing one-story office building to private school use on a 0.404 acre site
LOCATION: south side of Emory Street 300 feet west of Stockton
ADDRESS: south side of Emory Street 300 feet west of Stockton (760 EMORY ST)
FOLDER #: 04 124242 AO

The San Jose Fire Department has reviewed the related plans as submitted and has the following comments and requirements.

- Comply with comments from the Building/Fire Departments at the plan review stage.
- A permit must be obtained from the Building and Fire Departments. Submit three (3) sets of construction plans to the Building Department, one (1) of those sets of plans will be routed to the San Jose Fire Department for review and comments.
- We reserve the right to make comments at a future date.

If you have any questions regarding these items, please contact me at (408) 277-8754.


BY: Nadia Naum-Stoian FPE
Bureau of Fire Prevention
San Jose Fire Department

Fire Site Memo to Planning Application

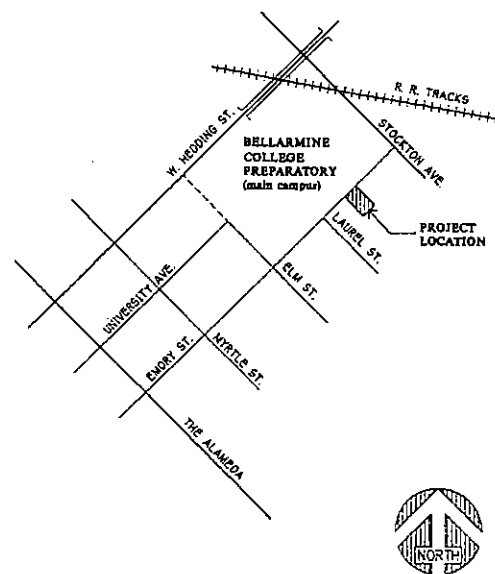
CONDITIONAL USE PERMIT No. CP 04-083

PRACTICE WRESTLING FACILITY

PROJECT ADDRESS: 760 EMORY STREET

BELLARMINE COLLEGE PREPARATORY SAN JOSE • CALIFORNIA

VICINITY MAP



PROJECT DATA

- A. EXISTING USE: COMMERCIAL OFFICE BUILDING
- B. PROPOSED USE: PRIVATE HIGH SCHOOL
PRACTICE WRESTLING FACILITY
- C. CURRENT FACILITY POPULATION
- | | |
|----------|-------|
| STUDENTS | 1,455 |
| STAFF | 168 |
| TOTAL | 1,623 |
- D. PREVIOUS CAMPUS PLANNING PERMITS:
- SDP# H98-07-060
 - CP99-01-001
 - SP03-014
- E. A.P.N.: 261-10-095
- F. PARCEL SIZE: APPROX. 17,607 S.F. [0.404 ACRES]
- G. EXISTING BUILDING AREA: APPROX. 2,956 S.F.
- H. EXISTING ZONING: CP
- I. EXISTING OCCUPANCY: B
- J. PROPOSED OCCUPANCY: E-1

PROJECT DESCRIPTION

THE APPLICANT INTENDS TO REMODEL THE EXISTING OPERATING ENGINEERS UNION BUILDING INTO A PRACTICE WRESTLING FACILITY. EXTERIOR MODIFICATIONS ARE LIMITED TO INFILL OF EXISTING WINDOWS TO MEET CURRENT SEISMIC CODES. SITE MODIFICATIONS ARE LIMITED TO INSTALLATION OF PLANTERS IN THE EXISTING PARKING LOT. NO GRADING OR PAVING IS PLANNED. THE PURCHASE OF THIS BUILDING WILL ADD 24 PARKING SPACES TO THE OVERALL CAMPUS PARKING PLAN. NO MEETS WILL BE HELD IN THE BUILDING.

NOTE:
IMPROVEMENTS TO THE FRONTAGE OF THE BUILDING ARE INCLUDED IN A SEPARATE APPLICATION FOR THE VACATION OF EMORY STREET (#3-04527), PREPARED BY RUTH & GOING, INC.

SHEET INDEX

- A-1 TITLE SHEET
A-2 CAMPUS SITE PLAN
A-3 SITE PLAN
A-4 EXTERIOR ELEVATIONS
A-5 DEMOLITION FLOOR PLAN
A-6 PROPOSED FLOOR PLAN
L-1 LANDSCAPE PLAN

PROJECT DIRECTORY

ARCHITECT	THE STEINBERG GROUP 80 Pierce Avenue San Jose, CA 95130	408-877-3176 408-877-3177 FAX	Jeffrey T. Berg, AIA
OWNER	BELLARMINE COLLEGE PREPARATORY 850 West Hedding Street San Jose, CA 95128	408-284-8224 408-287-1072 FAX	Rev. Jerry Wicks, S.J., President Tom Gornall, Secretary/Treasurer
GOVERNMENT AGENCY	CITY OF SAN JOSE PLANNING DEPARTMENT 801 North First Street, Suite 400 San Jose, CA 95130	408-277-4978 408-277-5150 FAX	Carol Hamilton Erin Morris
CONTRACTOR	SLACK CONSTRUCTION COMPANY 1850 Lafayette Street Santa Clara, CA 95050	408-344-7100 408-244-2222 FAX	Tom Ross Joanna Teh
LANDSCAPE ARCHITECT	BARDONIAN WHISLER 1246 Morning Way Sunnyvale, CA 94085	415-335-8700 415-335-8701 FAX	Patrick Whisler
STRUCTURAL ENGINEER	AMEARI, ENOK AND HYDE, INC. 1505 MERIDIAN AVE, SUITE B San Jose, CA 95125	408-876-1870 415-287-7919 FAX	Ed Enok

The
Steinberg
Group

ARCHITECTURE
PLANNING
INTERIORS

80 Pierce Avenue
San Jose, CA 95130
Tel: 408-877-3176
Fax: 408-877-3177

685 E. Olive St. Suite 100
Los Angeles, CA 90014
Tel: 310-255-0588
Fax: 310-255-0589

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CP04-083

Revisions:

10-4-04 PLANNING COMMENTS

Project Title:

**BELLARMINE
COLLEGE PREPARATORY**

WRESTLING FACILITY

**760 EMORY STREET
SAN JOSE, CA 95126**

Project No: 04-044 Date: 08-26-04

Sheet Title:

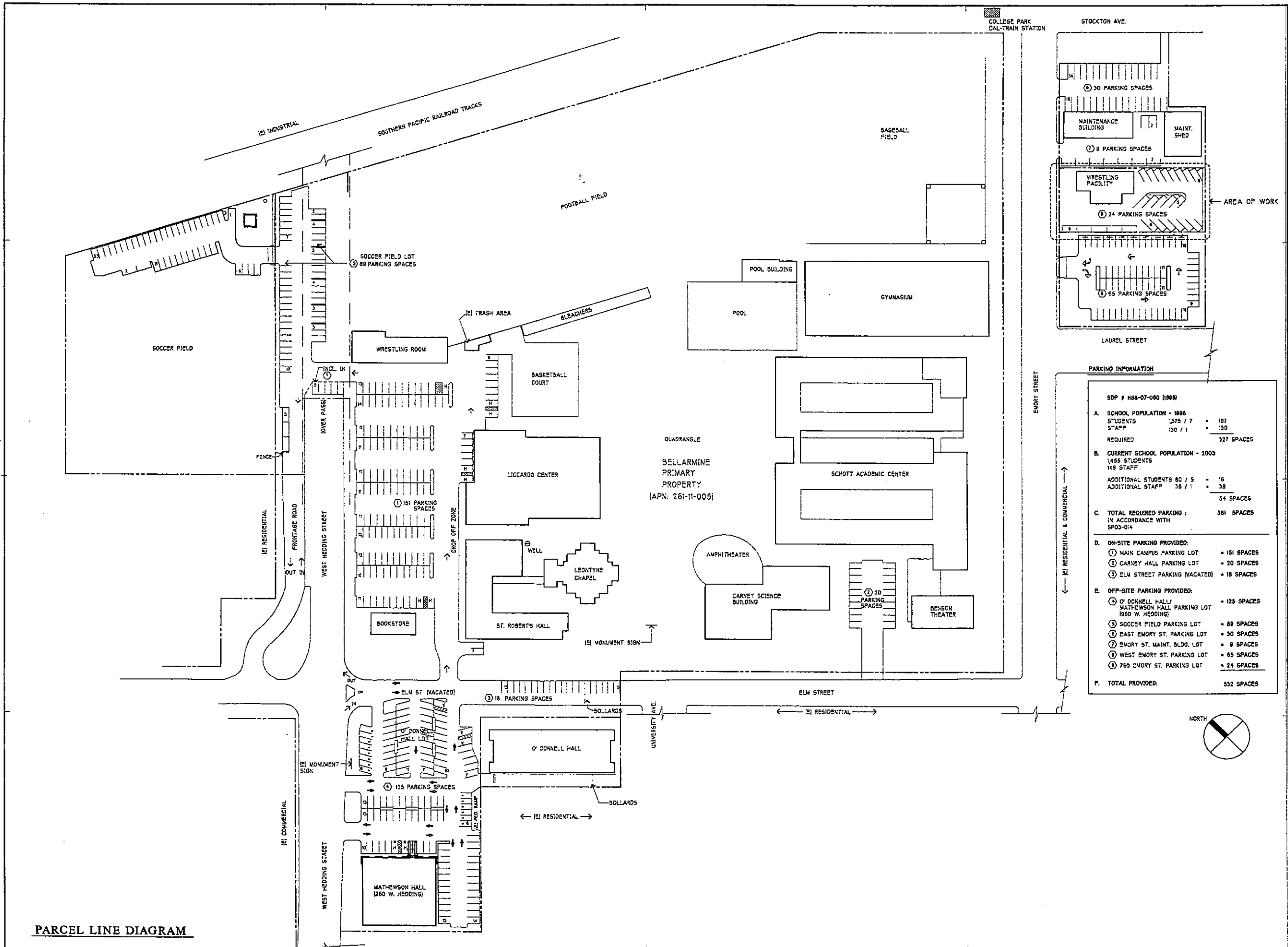
TITLE SHEET

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Sheet No:

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of Sheets



Revisions:
10-4-04 PLANNING COMMENTS

Project Title:

**BELLARMINE
COLLEGE PREPARATORY**

WRESTLING FACILITY

760 EMORY STREET
SAN JOSE, CA 95126

Project No: 04-044 Date: 08-26-04

Sheet Title:

**CAMPUS
SITE PLAN**

Scale: 1" = 60'

Sheet No:

A-2

of Sheets

KEY PLAN

Revisions
10/04/04

Project Title:

**BELLARMINE
COLLEGE PREPARATORY**

WRESTLING FACILITY

760 EMORY STREET
SAN JOSE, CA 95126

Project No: 04-044 Date: 08/26/04

Sheet Title:

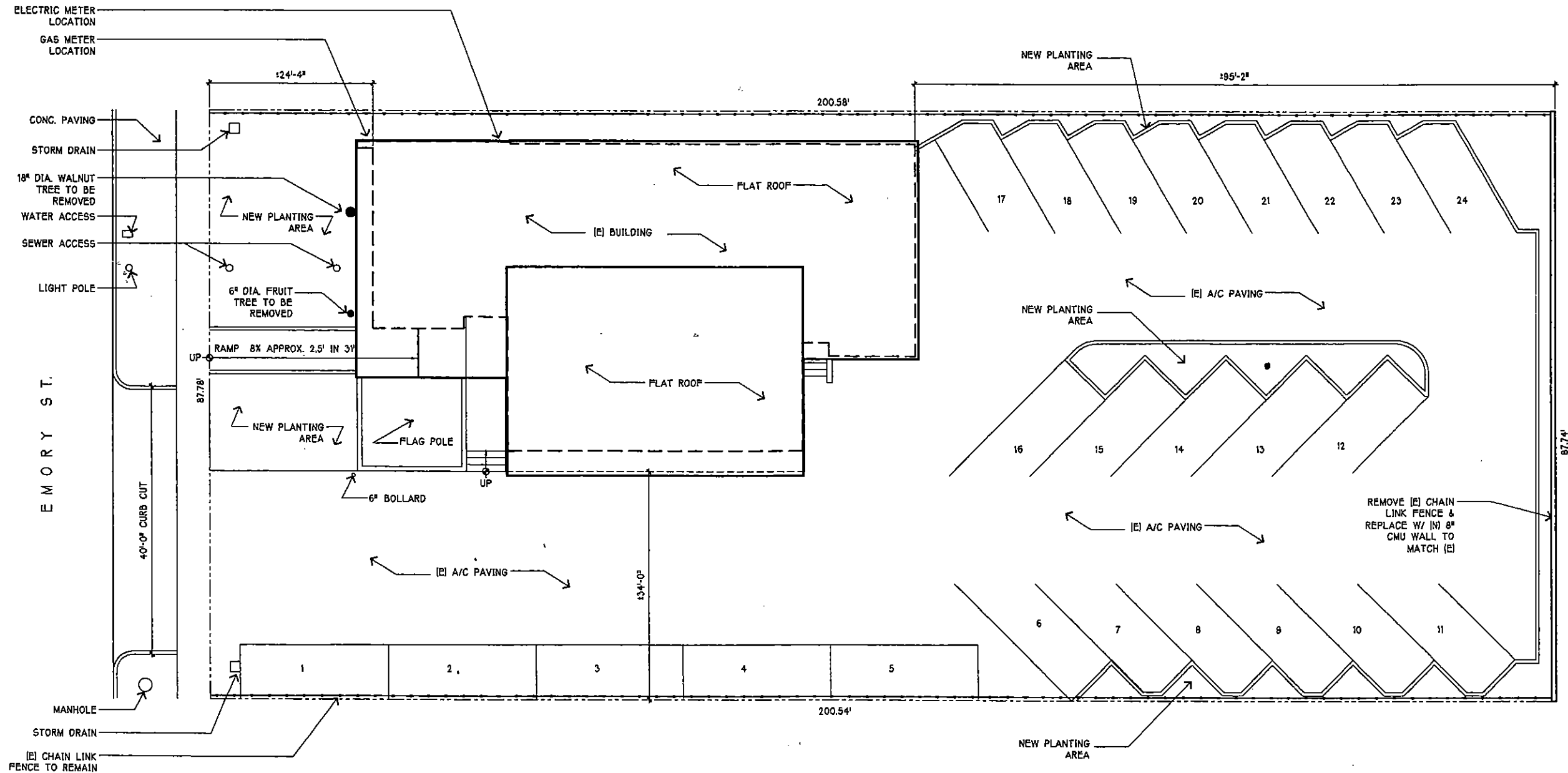
SITE PLAN

Scale: AS NOTED

Sheet No:

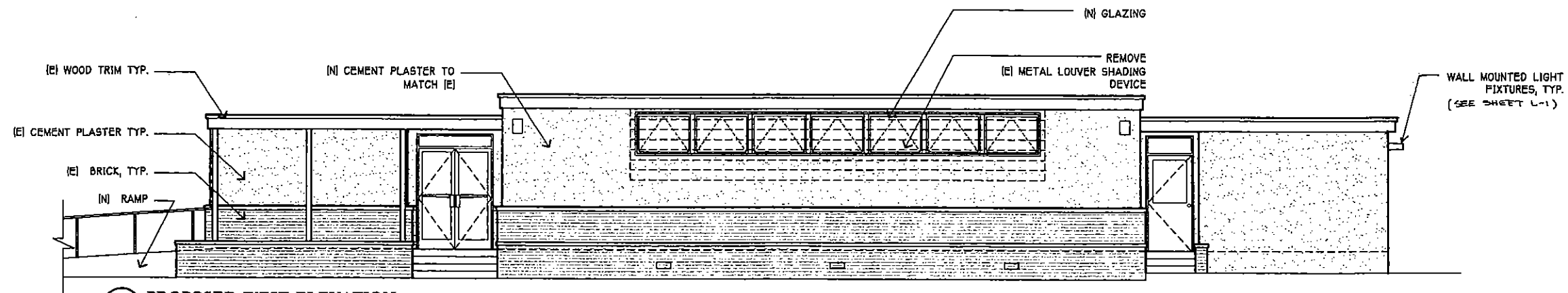
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of Sheets



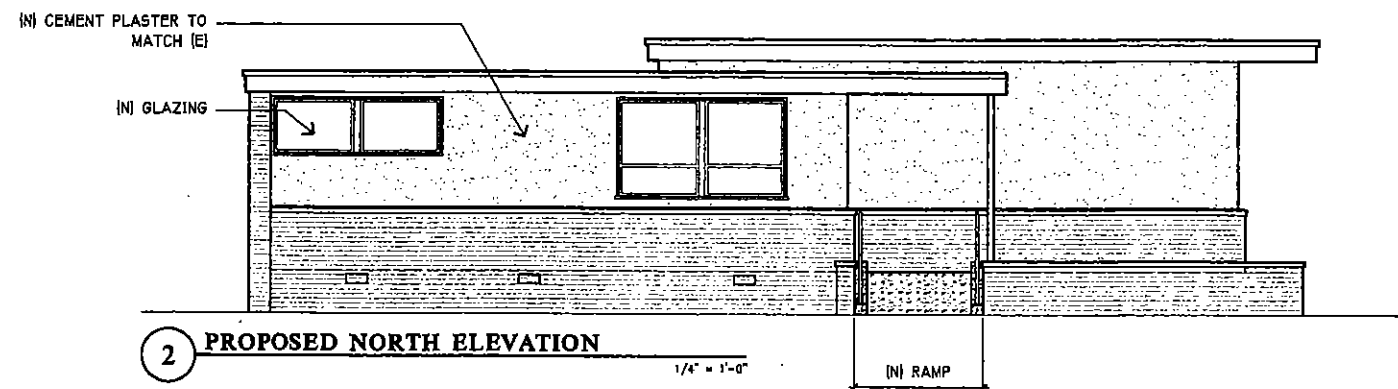
NOTE:
IMPROVEMENTS ALONG FRONTAGE OF EMORY
STREET ARE INCLUDED AS PART OF THE EMORY
STREET VACATION APPLICATION (3-04527)
PREPARED BY RUTH & GOING





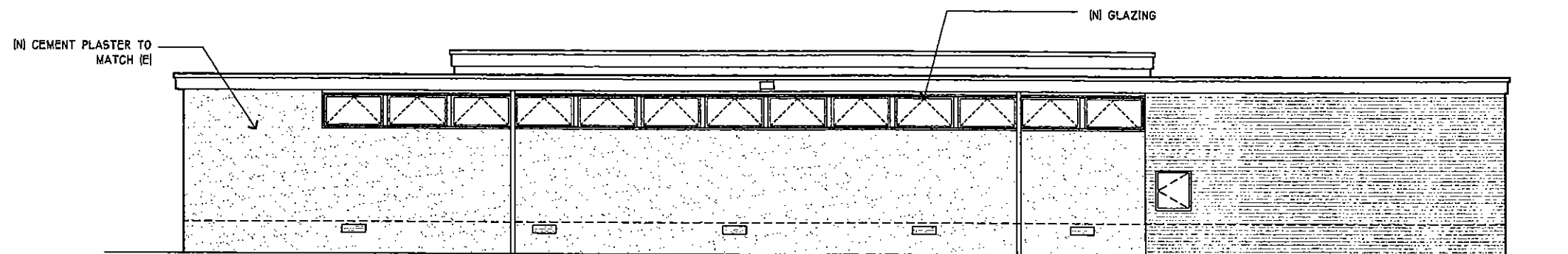
1 PROPOSED WEST ELEVATION

1/4" = 1'-0"



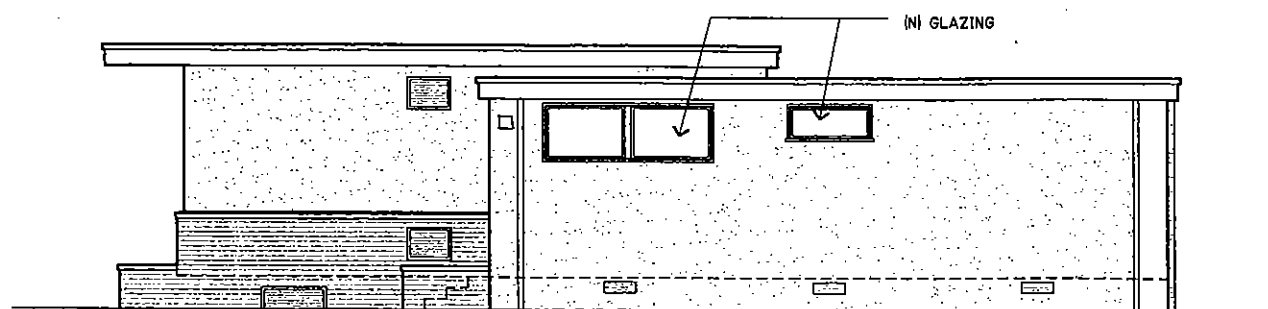
2 PROPOSED NORTH ELEVATION

1/4" = 1'-0"



3 PROPOSED EAST ELEVATION

1/4" = 1'-0"



4 EXISTING SOUTH ELEVATION

1/4" = 1'-0"

The
Steinberg
Group

ARCHITECTURE
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KEY PLAN

Revisions:

10/04/04

Project Title:

BELLARMINE
COLLEGE PREPARATORY

WRESTLING FACILITY

760 EMORY STREET
SAN JOSE, CA 95126

Project No: 04-044 Date: 08/26/04

Sheet Title:

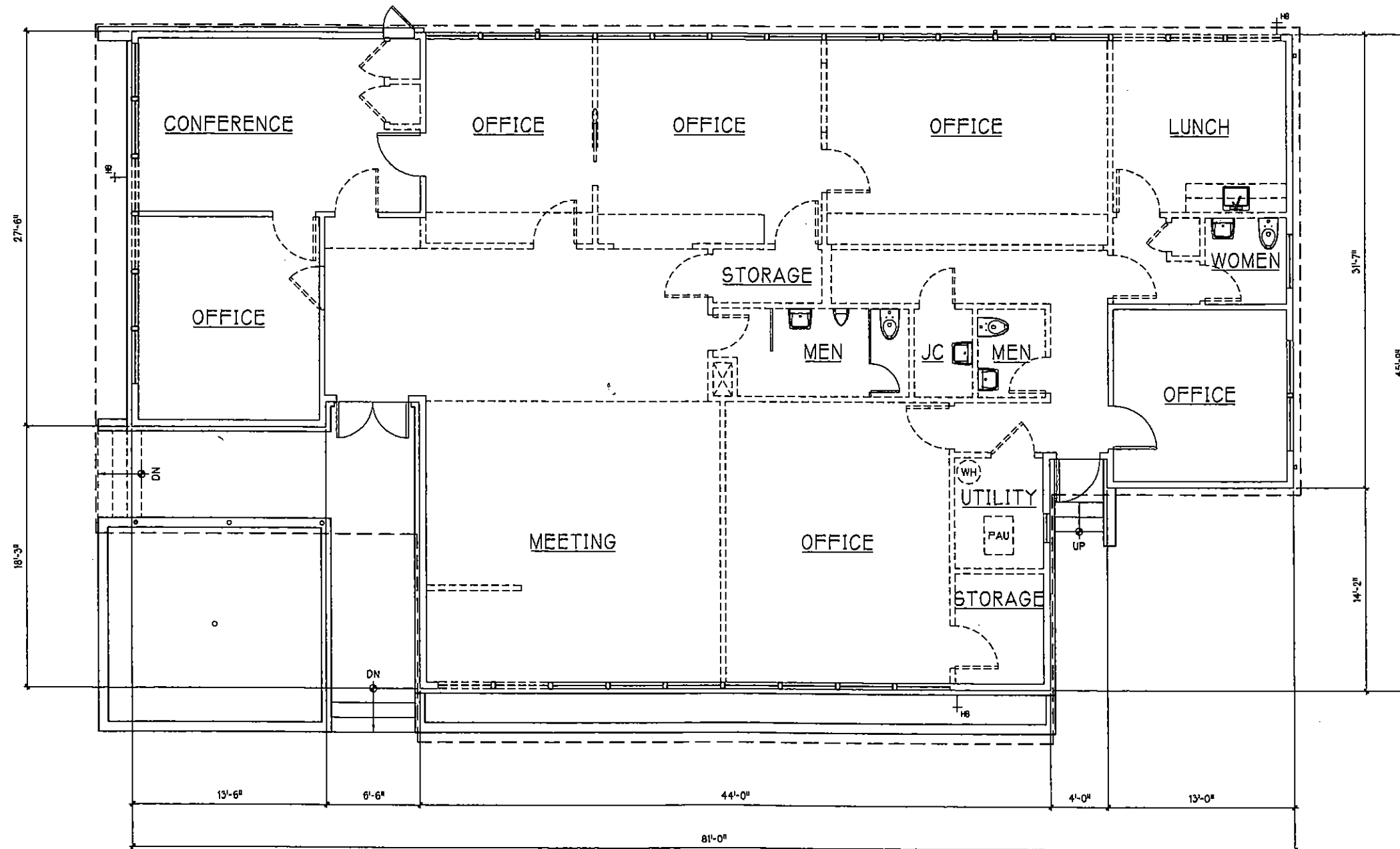
EXTERIOR
ELEVATIONS

Scale: AS NOTED

Sheet No:

A-4

of Sheets



1 PROPOSED DEMOLITION PLAN
2,956 S.F.

1/4" = 1'-0"



KEY PLAN

Revisions:
10/04/04

Project Title:

BELLARMINE
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SAN JOSE, CA 95126

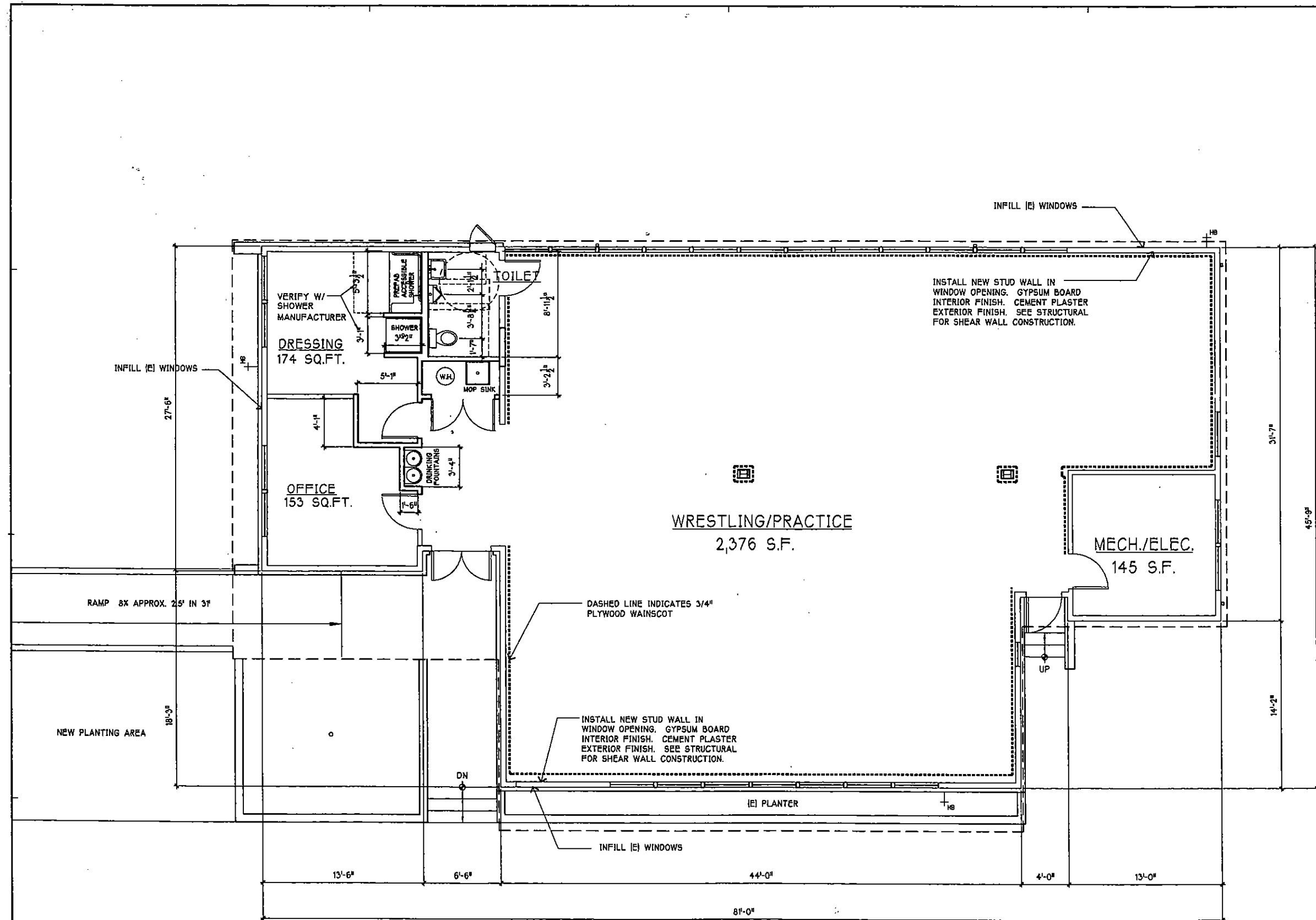
Project No: 04-044 Date: 02/26/04
Sheet Title:

DEMOLITION
FLOOR PLAN

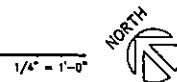
Scale: AS NOTED
Sheet No:

A-5

of Sheets



1 PROPOSED FLOOR PLAN
2,956 S.F.



KEY PLAN

Revision:
10/04/04

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**BELLARMINE
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Project No: 04-044 Date: 08/26/04
Sheet Title:

**PROPOSED
FLOOR PLAN**

Scale: AS NOTED
Sheet No:

A-6

of Sheets

